



Abbots Park, St Albans, AL1



Guide Price £550,000

- Three/Four Bedrooms
- Beautifully Presented & Spacious Townhouse
- Stunning & Large Open Plan Living/Dining Room
- Beautifully Appointed Kitchen
- Two Bathrooms
- Driveway Parking
- Close To City Centre
- Close To Mainline Station



A beautifully presented and spacious three/four bedroom offering over 1300 sqft of flexible accommodation throughout and situated close to the city centre, mainline station and excellent local schooling.

The accommodation itself has been thoughtfully arranged over three floors. Starting with the ground floor there is a welcoming entrance hall, a study/bedroom four with en-suite shower room as well as a utility room/storeroom and access to the garage.

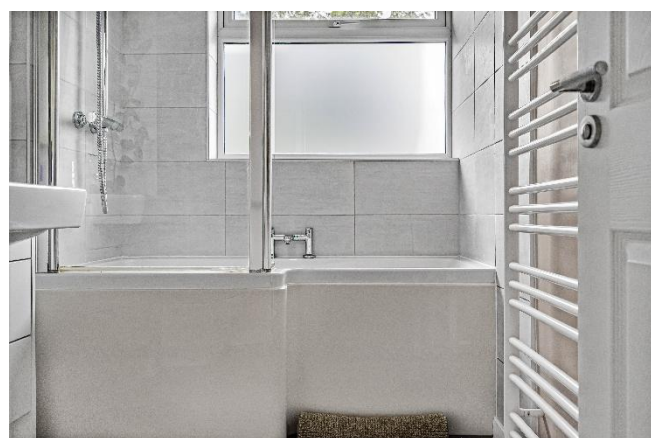
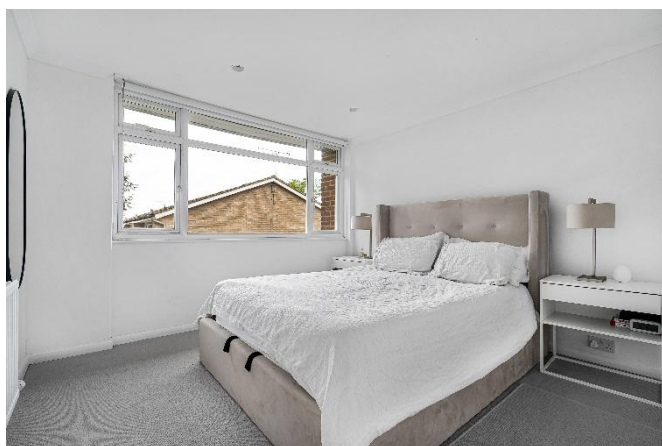
Moving up to the first floor you will find a simply stunning open plan kitchen/living/dining space, ideal for entertaining. The second floor offers three bedrooms (two doubles and a single) and the main family bathroom.

The property further benefits from driveway parking, a garage and access to well-tended communal gardens.

Length of lease - 999 years from 25 December 1961

Ground rent - £20

Maintenance charge - £340

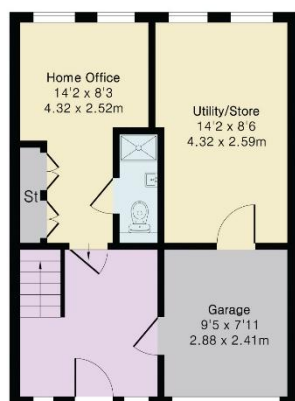


**Approximate Gross Internal Area 1301 sq ft - 120 sq m
(Including Garage)**

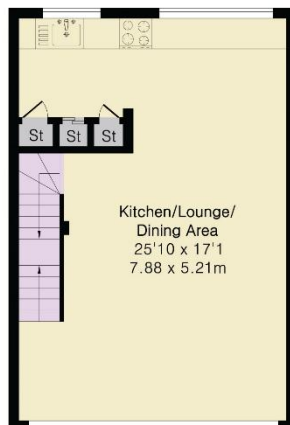
Ground Floor Area 413 sq ft – 38 sq m

First Floor Area 444 sq ft – 41 sq m

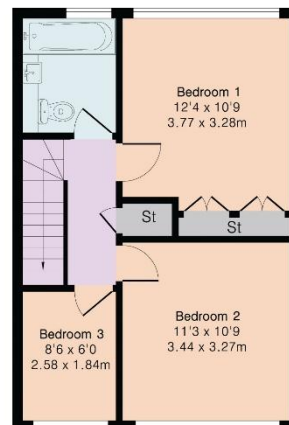
Second Floor Area 444 sq ft – 41 sq m



Ground Floor



First Floor



Second Floor




northwood

Northwood St Albans

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